

CHAPTER 14-100. GENERAL PROVISIONS

§ 14-101. Purpose and Scope.

(1) Chapters [14-100](#) through [14-1800](#), inclusive, of this Title are enacted to promote the public health, safety, order and general welfare by regulating and restricting the location, size, bulk and use of buildings; the height and size of buildings and other structures, percentage of lot that may be occupied, the size of yards, courts and other open spaces, the density of population, and the location, use and occupancy of buildings, structures and land for residential and non-residential purposes. The provisions of these Chapters are designed to lessen congestion in the streets, to secure safety from fire, panic and other dangers, to provide adequate light and air, to avoid undue concentration of population and to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; reduce dirt, odor, noise, soot and noxious fumes; to conserve property value and to encourage the most appropriate use of land; provide for the administration and enforcement of such provisions, regulations and restrictions, and to provide penalties for violations thereof.

(2) Council shall from time to time divide the City into districts of such number, shape, size and area as may be deemed best suited to carry out the purposes and scope of this Title. Zoning maps approved by Council and designating such district classifications are made a part of this Title.

(3) Every building or portion of a building and the use of all land, including every use within a building and use accessory thereto, in the City of Philadelphia shall be in conformity with the provisions of this Title.

§ 14-102. Definitions. 2

In Chapters [14-100](#) through [14-1800](#) inclusive, the following general definitions shall apply:

(1) *General Terminology.* "Structure" includes "building"; "occupied" includes "designed or intended to be occupied"; "used" includes "arranged, designed or intended to be used"; the word "shall" is always mandatory; the word "may" is permissive and not mandatory; words used in the singular may include the plural; words used in the plural may include the singular; words used in the present tense include the future tense; words used in the future tense include the present tense; words, phrases and terms not defined herein, but defined in Title [4](#) (Building Code), shall be construed as defined in Title [4](#); the text of this Title shall control charts, captions, headings and maps in this Title; [4](#)

(2) *Accessory Use.* A use, including all necessary public utility facilities, subordinate to and on the same lot as the main use on a lot and customarily incidental to the main use, excluding signs;

(3) *Active Space.* Space which provides for public activity at the ground floor or concourse of a building, provided that where it abuts a public sidewalk or public space, it is open and accessible or visually accessible to the public; further provided, that the following uses shall qualify as active space: enclosed public space, enclosed gardens, public rooms, and through block connections; entrances to public transit stations and/or the public transit concourse; libraries, museums, galleries and exhibition space; office, hotel and/or theater lobbies; places of worship; retail sales areas and restaurants;

(4) *Additional Gross Floor Area.* See "Gross Floor Area", § [14-102](#)(52)(a); [5](#)

(5) *Adult Video Store.* An establishment having thirty-three percent (33%) or more of its floor area and/or thirty-three percent (33%) of its stock-in-trade, videos and other visual production materials which are distinguished or characterized by their emphasis on matter depicting, describing or related to

"specified sexual activities" or "specified anatomical areas";

(6) *Aisle*. See "Parking Lots", § [14-102\(81\)\(a\)](#); [6](#)

(7) *Alley*. A common right-of-way shared by three (3) or more abutting landowners, which shall not be included as part of the required rear yard or open space of any of the abutting lots and which shall not be obstructed by any of the abutting landowners without the concurrence of all those with deeded rights to the alley;

(8) *Amusement Arcade*. An establishment which offers to patrons four (4) or more mechanical or electrical amusement devices or games such as pinball machines, ping-pong, darts, shooting galleries or similar devices or games, excluding juke boxes and amusement devices in the establishments regulated by the Liquor Control Board of the Commonwealth of Pennsylvania, and vending machines for the dispensing of goods;

(9) *Antenna*. Equipment including antennas, auxiliary structures and cables that transmit and receive radio or other wireless telecommunications signals but not including commercial radio or television broadcasting; provided however that each antenna itself, that portion of the facility propagating and receiving signals, shall not exceed 15 feet;

(10) *Arcade*. An unobstructed covered passageway located at the ground level of a lot and located either within a building or under a building (when a building is cantilevered in such a manner so as to create a covered passage) and serving to connect public spaces and/or public sidewalks, provided that both sides of the arcade abut active space, public space or public sidewalks;

(11) *Architectural Recesses*. Portions of a building wall at street level which are set back from the street line so as to create articulation of the building wall and/or to provide space for windows or doors, provided such recesses are not part of the required public space or open space of a lot as required herein;

(12) *Area of a Building*. See "Occupied Area", Section [14-102\(76\)](#); [7](#)

(13) *Automotive Sales Lot*. Any outdoor area or space where more than three (3) motor vehicles for sale to the public may be parked, stored or displayed;

(14) *Balustrade*. A system of decorative rails and balusters that may include an open platform; [8](#)

(17) *Basement*. A story or portion thereof partly, but less than fifty percent (50%) below the average level of the ground surrounding the structure to be counted as a story in computing the number of stories of a structure;

(16) *Basic Gross Floor Area*. See "Gross Floor Area", § [14-102\(52\)\(b\)](#); [9](#)

(17) *Bay window*. A window structure that projects from the wall of a building and is at least 24-in. above the finished floor surface; [10](#)

(18) *Block*. An area of land bounded by streets which are confirmed on the City Plan and legally open;

(19) *Block Frontage*. The distance along any street line between the nearest streets intersecting it;

(20) *Building*. A structure having a roof;

(21) *Buildings – Classes*.

(a) A detached building is one with no party wall or walls and which has a rear yard, a set-back and two (2) side yards on intermediate lots, or one (1) side yard, a rear yard and two (2) set-backs (when required herein) on corner lots;

(b) A semi-detached building is one (1) of two (2) buildings with a party wall common to both;

(c) An attached building is one with two (2) or more party walls, or one (1) party wall in the case of a building at the end of a group of attached buildings;

(22) *Building Set-Back Line*. The rear line of the minimum required front yard, as herein designated for each district;

(23) *Bus Terminal*. Any premises for the transient housing or parking of motor driven buses, and the loading and unloading of passengers;

(24) *Cabaret*. An adult club, restaurant, theater, hall or similar place which features topless dancers, go-go dancers, exotic dancers, strippers, male or female impersonators or similar entertainers exhibiting specified anatomical areas or performing specified sexual activities;

(25) *Cellar*. A story or portion thereof, fifty percent (50%) or more below the average level of the ground surrounding the structure, not to be counted as a story in computing the number of stories in a structure;

(26) *Cell*. An area of coverage that is a separate link in wireless communications;

(27) *Cellular service*. A wireless telephone or telecommunications service;

(28) *Cell Site*. A facility which transmits and receives wireless telecommunications signals;

(29) *Charts*. Use and Zoning Regulations Charts set forth in § [14-205](#); [11](#)

(30) *Chimney*. Vertical structure attached to a building that contains flues for drawing off smoke from furnaces and fireplaces; [12](#)

(31) *Completely Enclosed Building*. A building having walls on all sides and a roof so that the space within said building is enclosed in all directions; provided, however, that where there are pipes, tanks and other apparatus which are themselves complete enclosures, a use carried on therein shall be considered to be within a completely enclosed building;

(32) *Connector Space*. Public space within a lot which may be open or enclosed and which is designed and/or intended to be used by the public to pass from or through the lot to a public sidewalk, a public transit concourse, a transit station, other public space within the lot, the public space of another lot, entrances to the building or entrances to the retail spaces on a lot, or other public space as defined herein;

(33) *Cornice*. A horizontal decorative projection located at the top of a building; [13](#)

(34) *Court*. An open area other than a front yard, side yard or rear yard on the same lot with the building;

(a) *Inner Court*. A court which does not extend to a street, alley or yard;

(b) *Open Court*. A court extending to a street, alley or yard;

(c) *Court Between Wings*. A court which is formed by three (3) or more parts of the same building or two (2) parts of a building and a lot line and which is open to a street, alley or yard on one (1) side;

(35) *Curb Level*. The level of the curb in front of a building as established on the confirmed City Plan;

(36) *Dance Hall*. A use engaged in entertainment which may include live entertainment, a disc jockey or a self-contained sound system providing music; with or without amplified sound which provides for dancing by guests and patrons and which may or may not include the retail sale of food and/or beverages;

(36.1) *Day Care*. The provision of care to individuals under the age of 18 for periods less than twenty-

four (24) consecutive hours, but not including schools, provided that such day care conforms to all applicable licensing and/or registration requirements of the Commonwealth of Pennsylvania and the City of Philadelphia; [14](#)

(37) *Deck/Patio*. An open structure at least twelve (12) inches above the ground which is located in the front yard, rear yard, side yard or court of a property;

(38) *Dog Kennel*. See "Stables", § [14-102](#)(116)(b); [15](#)

(39) *Drive Through Window*. An opening in the wall of a building or structure designed and intended to be used to provide for sales to and/or service to patrons who remain in their vehicles;

(40) *Driveway*. A common right-of-way shared by three (3) or more abutting landowners, building owners or condominium owners which provides vehicular access to one (1) or more lots or buildings and which shall not be included as part of the required rear yard or open space of any of the abutting lots and which shall not be obstructed by any of the abutting lots and which shall not be obstructed by any of the abutting landowners without the concurrence of all those with legal rights to the driveway;

(41) *Driveway – Parking Lot*. See "Parking Lots", § [14-102](#)(81)(b); [16](#)

(42) *Dwelling*. A building, any portion of which is used or intended to be used for living or sleeping by human occupants;

(43) *Dwellings – Classes*.

(a) A single-family dwelling shall be a dwelling occupied as the home or residence of one (1) family;

(b) A duplex dwelling shall be a dwelling occupied as the home or residence of two (2) families, under one (1) roof, each family occupying a single unit;

(c) A multiple dwelling shall be a dwelling occupied by three (3) or more families, including rooming and boarding houses and similar dwellings, except hotels, apartment hotels and motels;

(d) "Detached Dwelling", "Semi-Detached Dwelling", and "Attached Dwelling", see "Buildings". § [14-102](#)(19); [17](#)

(44) *Enclosed Building*. See "Completely Enclosed Building". § [14-102](#)(28); [18](#)

(45) *Enclosed Public Space*. Public space which is designed and intended to be used by the public and which may be totally enclosed by walls and a roof which are partially made of glass or other transparent material so as to allow for year-round climate controlled usage of the space and which has no floor area above its roof;

(46) *Entranceway Cover*. An open cantilevered or column supported protective over a pedestrian doorway; [19](#)

(47) *Entry Arcade*. An arcade which provides public access to building entrances, retail space and/or public space;

(48) *Exceptional Public Benefit*. Space and/or improvements which are provided for the use by and benefit of the public, and for which incentive gross floor area is permitted in certain districts contained herein;

(49) *Family*. A person living independently or a group of persons living as a single household unit using housekeeping facilities in common, but not to include more than three persons unrelated by blood, marriage or adoption;

(50) *Farmer's Market*. An area, which may or may not be in a completely enclosed building, where on

designated days and times, growers and producers of horticultural and agricultural products may sell those products directly to the public; [20](#)

(51) *Fence*. An unroofed barrier forming a partially enclosed structure used to limit ingress or egress to a lot or portion of a lot, including retaining walls, and which is constructed of wood, metal or masonry materials that are designed and intended to be used primarily for the construction of fences;

(52) *Floor*. A story of a building; [21](#)

(53) *Floor Area Ratio*. A ratio determined by dividing the gross floor area of all buildings on a lot by the area of that lot;

(54) *Front Yard*. See "Yard". § [14-102](#)(134)(a); [22](#)

(55) *Garage*. A building or other structure or part thereof used primarily for the housing, parking or storage of motor vehicles, including the following types:

(a) *Private Dwelling Garage*. A building, structure or part thereof for the parking, storage, housing or keeping of passenger vehicles by the owner or tenant of the premises, as an accessory use to a permitted use as a dwelling and not exceeding a maximum depth of 25 feet and a maximum width of 35 feet; [23](#)

(b) *Private Garage*. A building, structure or part thereof in which more than three (3) motor vehicles may be parked, stored, housed or kept and which are not used for transient public parking, but which are for the private use of the owners, tenants, customers or visitors of a premises, excluding Private Dwelling Garages; [24](#)

(c) *Public Garage*. A building, structure or part thereof in which more than three (3) motor vehicles may be parked, stored, housed or kept for transient public parking; [25](#)

(56) *Garden*. The garden is public space which is part of a residential or hotel development where over fifty percent (50%) of the gross floor area of the building is used for residential units or hotel rooms. Such space is designed to provide visual relief for the public. Gardens need not provide for direct public access or seating, and may be open or partially or totally enclosed;

(57) *Gross Floor Area*. The sum, in square feet, of the gross horizontal areas of all the floors of a building, measured from the exterior faces of the exterior walls or center lines of walls separating two (2) buildings, including: (a) porches (whether enclosed or unenclosed), (b) elevator shafts and stairwells on each floor, and (c) attic space (whether finished or unfinished), interior balconies, mezzanines, basements, penthouses, and mechanical equipment areas with a structural headroom of seven and a half feet or more; but excluding: (a) terraces, overhangs and uncovered steps, (b) cellars, (c) accessory off-street parking (except in "C-4", "C-5", "RC-4" and "RC-5" Districts) or loading spaces, (d) enclosed public space (e.g., atriums, winter gardens), and (e) attics, basement bulkheads, and penthouses for elevators or mechanical equipment, and other spaces with structural headroom of less than seven and a half feet;

(a) *Additional Gross Floor Area*. Gross floor area which is in addition to the basic gross floor area and which is permitted when developments conform to the requirements of various districts contained herein;

(b) *Basic Gross Floor Area*. The amount of gross floor area permitted and specified in various districts contained herein;

(c) *Incentive Gross Floor Area*. Gross floor area which is in addition to the basic gross floor area and additional gross floor area and which is permitted when developments conform to the requirements of various districts contained herein;

(d) *Net Leasable Area*. Net leasable area shall mean the total of all gross floor area of a building within interior walls, excluding square footage devoted to the following service areas including rubbish rooms and custodians closets, space used for vestibules, stairways, escalators and elevators; areas used for electrical, telephone, computer or mechanical equipment; loading docks and receiving areas; non-occupied areas devoted to building structure, support or aesthetics; mall and concourse areas not occupied by retail kiosks and/or vendor stands; public seating areas (not including restaurant and café seating); public walkways, and other areas devoted to public uses within the mall or concourse; public rest rooms; [26](#)

(e) *Unused Gross Floor Area*. The amount of gross floor area remaining after the total gross floor area of all buildings and structures existing on the lot is deducted from the permitted gross floor area of the lot;

(58) *Ground Floor*. The first floor of a building at the average ground level at the front of the building; in the case of buildings with two (2) street frontages, the ground floor level may be an average of ground level of the two (2) street frontages; provided, within the flood plains of the Schuylkill River and Delaware River, the ground floor shall be defined as the first floor of the building measured one foot above the one hundred (100) year flood elevation;

(59) *Group Dwellings*. One (1) or more structures intended for single-family, two-family, or multi-family occupancy on a lot. A structure for group dwellings shall be defined as any space enclosed within continuous exterior walls;

(60) *Height of a Structure*. The vertical distance from the average ground level at the base of the structure to the top of the structure; provided, that if height is measured on a gable wall of a building, the top of the building shall be considered to be the mean height between the eaves and the ridge;

(61) *Height Limit*. A vertical distance fixed in certain districts contained herein and measured from the average ground level at the base of the structure;

(62) *Hospital/Medical Center*. An institution specializing in giving clinical, temporary and emergency services of a medical or surgical nature to human patients, and licensed by State law to provide facilities and services in surgery, obstetrics and general medical practice. Such institutions include allied and adjunct medical facilities such as medical schools, nursing schools, student residences, laboratories, research facilities, out-patient treatment and medical offices which may be in the same building or separate buildings, provided, this does not include non-accessory, non-adjacent or independently operated medical office buildings, group medical practices or laboratories;

(63) *Hotel/Motel*. Ten (10) or more dwelling units devoted to the temporary housing of guests where rents are charged by the day and having on-site parking spaces or off-site valet parking spaces and which may have accessory commercial facilities for the use of its guests. Hotels shall include apartment hotels, motels, motor courts and motor inns;

(64) *Incentive Gross Floor Area*. See "Gross Floor Area". § [14-102](#)(52)(c); [27](#)

(65) *Kiosk*. A structure which may be constructed somewhere other than the lot on which it is placed or which is comprised of parts which are constructed elsewhere and assembled on a lot, and which is designed and intended to be used primarily for retail sale, display and accessory advertising of food or merchandise;

(66) *Legally Required Windows*. Windows required in certain rooms of dwellings, according to the provisions of Title [7](#) [28](#) of The Philadelphia Code;

(67) *Loading Space*. Required off-street spaces within a lot, the first of which shall be not less than eleven feet wide, sixty feet long, and having a minimum clear height of fourteen feet (unless specified

otherwise herein), for the parking of a vehicle while loading or unloading merchandise or materials; provided, that open air loading spaces must comply with all side yard and rear yard requirements and may not be situate in any required set-back;

(68) *Lot*. A parcel of land consisting of a horizontal plane bounded by vertical planes which comprise its front, side and rear lot lines and which is intended or designed to be used, developed or built upon as a unit;

(69) *Lot Area*. The total area of the horizontal plane of a lot width at ground level;

(70) *Lot, Corner*. Any lot bounded on two (2) or more adjoining sides by streets;

(71) *Lot, Intermediate*. Any lot other than a corner lot;

(72) *Lot Line*. A boundary line of a lot delineating one lot from another or from a street or any public or private means of vehicular and/or pedestrian traffic;

(73) *Lot Width*. Lot width as required in this Title shall be measured along the rear of the required front yard;

(74) *Medical Center*. See "Hospital/Medical Center". § [14-102\(57\)](#); [29](#)

(75) *Mobile Home or Modular Home*. A building intended to be used as a dwelling which may be constructed somewhere other than the lot on which it is placed or which is comprised of parts which are constructed elsewhere and assembled on a lot;

(76) *Moldings and Belt Courses*. Horizontal ornamental projections which may be placed anywhere on a building; [30](#)

(77) *Motel*. See "Hotel/Motel". § [14-102\(45\)](#); [31](#)

(78) *Motor Trailer*. Any vehicle used or so constructed so as to permit its being used as a dwelling or sleeping place for one (1) or more persons, and so designed that it is or may be mounted on wheels and used as a conveyance propelled or drawn by its own or other motive power;

(79) *Net Leasable Area*. See "Gross Floor Area". § [14-102\(52\)\(d\)](#); [32](#)

(80) *Night Club*. An establishment where 50 or more people congregate, which may or may not serve food to patrons, has a Disc Jockey and/or live entertainment, and has an area(s), permanent or temporary, set aside as a dance floor for the purpose of dancing by the patrons of the establishment; [32.1](#)

(81) *Observation Room/Deck*. Space which is designed and intended to be used by the public and which may be within a building or in the open air and which is maintained so as to be open and available to the public during the hours the building is open to the public, provided, such space must be located at or above the highest occupied floor of a building or at or above the thirtieth floor of a building thirty (30) stories or more in height;

(82) *Occupied Area*. The total of the areas of all buildings on the lot. The area of each building is the area of a horizontal section of such building on any floor at or above ground level taken at its greatest outside dimensions, including all structures, except fences;

(83) *Open Area*. Area or space at the ground level, transit concourse level, or any floor level which is open to the sky;

(84) *Open Space*. Area or space at ground floor level or below ground floor level which is open to the sky;

(85) *Openings and Entranceways*. An unobstructed space in a wall or fence, located at street level,

which is designed and intended to allow access to or through a building and/or public space by the tenants of the building and/or the general public;

(86) *Open Storage*. Storage in the open air, within a fenced area or within a structure without a roof;

(87) *Parking Lots*. Any outdoor area or space for the parking of motor vehicles, including spaces, aisles and driveways, provided, spaces shall not be located in any set-back area or rear yard required herein;

(a) *Aisle*. Any area of a parking lot immediately abutting a parking space which is used to provide vehicular ingress and egress between a parking space and a driveway, provided, aisles shall not be located in any set-back area or rear yard required herein;

(b) *Driveway*. Any area of a parking lot connecting an aisle to a public street which does not provide direct ingress and egress to any parking space;

(c) *Private Parking Lot*. A parking lot where more than three (3) motor vehicles may be parked or kept without any charge;

(d) *Public Parking Lot*. A parking lot where more than three (3) motor vehicles may be parked or kept for a charge, fee or other consideration;

(88) *Party Wall*. A wall used or adapted for use in common, as part of two (2) or more buildings on separate lots;

(89) *Patio*. See "Deck/Patio". § [14-102\(33\)](#); [33](#)

(90) *Penal and Correctional Institution (private)*. An institution operated by a private party under contract with the City of Philadelphia, the Commonwealth of Pennsylvania or the federal government for the confinement of offenders sentenced by a court and still under the jurisdiction of a court; [34](#)

(91) *Penal and Correctional Institution (public)*. An institution operated by the City of Philadelphia, the Commonwealth of Pennsylvania or the federal government for the confinement of offenders sentenced by a court and still under the jurisdiction of a court; [35](#)

(92) *Pent*. A structure attached to a building in order to protect a window or door opening from snow or rain; [36](#)

(93) *Performance Space*. Space within a lot or building which is open and available to the public and which is designed and intended to be used for live presentations of performing arts and/or public presentations, speeches, debates or discussions;

(94) *Personal Communications System or PCS*. Wireless telecommunications service providers that include voice, data and video which occupy approximately the 2 Gigahertz spectrum;

(95) *Pilaster*. A rectangular, non-bearing decorative column attached to a building; [37](#)

(96) *Plaza*. Space which is designed and intended to be used by the public and which is open to the sky and directly accessible to the public street and/or public transit concourse;

(97) *Pool Rooms*. An establishment which provides two (2) or more tables for the playing of pool and/or billiards;

(98) *Premises*. A lot including all buildings and structures erected thereon;

(99) *Principal Building*. A building in which the primary use of the lot on which the building is located is conducted;

(100) *Principal Use*. The main use and primary purpose of a lot or structure as distinguished from an

accessory use;

(101) *Private Dwelling Garage*. See "Garages". § [14-102\(50\)\(a\)](#); [38](#)

(102) *Private Garage*. See "Garages". § [14-102\(50\)\(b\)](#); [39](#)

(103) *Private Parking Lot*. See "Parking Lots". § [14-102\(81\)\(c\)](#); [40](#)

(104) *Private Stables*. See "Stables". § [14-102\(116\)\(a\)](#); [41](#)

(105) *Public Garage*. See "Garages". § [14-102\(50\)\(c\)](#); [42](#)

(106) *Public Parking Lot*. See "Parking Lots". § [14-102\(81\)\(d\)](#); [43](#)

(107) *Public Meeting Space*. Space within a lot or building which is open and available to the public and which is designed and intended to be used for public meetings, presentations, speeches, debates and/or discussions;

(108) *Public Room*. Public space which is totally within a building, but which allows for year-round, climate controlled use by the public and which has direct access to the public street, transit concourses and/or transit stations;

(109) *Public Space*. Space within a lot or building which is open and available to the public and which is designed and intended to be used by the general public; such space may consist of open space, enclosed public space, public rooms, gardens and/or connector public space;

(110) *Public Stables*. See "Stables". § [14-102\(116\)\(b\)](#); [44](#)

(111) *Public Transit Concourse*. The network of interconnected spaces below the street level which provide ingress and egress to public transit and/or railway stations from street level and/or buildings;

(112) *Rear Yard*. See "Yard". § [14-102\(134\)\(c\)](#); [45](#)

(113) *Rear Yard Area*. Open space in the rear yard of a building which is required for each family in certain districts, measured from the rear most portion of the building to the rear lot line;

(114) *Restaurant*. A use engaged in the preparation and retail sale of food and beverages, including the sale of alcoholic beverages, on non-disposable ware for consumption by patrons on premises, with a minimum of thirty (30) seats, and which does not provide live entertainment; [46](#)

(115) *Restaurant (Take-out)*. A use engaged in the preparation and retail sale of food and beverages which serves food and/or beverages in disposable packaging and/or containers for consumption by patrons on or off the premises, including but not limited to delicatessens and/or a restaurant with twenty-nine (29) or less seats; [47](#)

(116) *Rustication*. A process that involves the roughcast treatment of a masonry surface for aesthetic purposes; [48](#)

(117) *Seating Space*. A seating space in a place of public assembly shall be considered as a fixed permanent seat; provided, in the case of bleachers, benches or the flat tops of walls, seating shall be eighteen inches wide and sixteen inches deep; provided, that seating thirty inches or more in depth shall count double when access is provided to both sides; further provided, in the case of open floor area used for temporary seating purposes, an area of nine square feet per seat;

(118) *Sell-Through Window*. An opening in the wall of a building or structure designed and intended to be used to provide for sales to and/or service to patrons who remain outside of the building or structure;

(119) *Separate Buildings*. Where any building is subdivided into separate units, floors or portions of floors which are not interconnected and served by a common entranceway to other units, floors or

portions of floors, each subdivision of the structure shall be considered a separate building, provided, that each separate building may have additional entranceways serving the ground floor or portions thereof;

(120) *Set-Back*. The distance required between the street line and the building set-back line;

(121) *Set-Back Line*. A line equidistant from the street line and not less distant therefrom than the minimum distance required for building set-backs in each district in which set-backs are required;

(122) *Side Yard*. See "Yard". § [14-102](#)(134)(b); [49](#)

(123) *Sign*. A name, identification, description, emblem, display, device or structure which is affixed to, or printed on, or represented directly or indirectly upon a building, structure, or parcel of land; which is illuminated or non-illuminated; visible or intended to be visible from any public place; and which directs attention to a person, place, product, institution, business, organization, activity or service. Signs shall also include any permanently installed or situated merchandise, including any banner, pennant, placard or temporary sign, with the exception of window displays and national flags;

(a) *Animated Sign or Flashing Sign*. A sign with action or motion, flashing color changes, or upon which illumination is not maintained at a constant stationary intensity and/or color, not including wind activated elements such as flags and banners nor a sign giving time and/or temperature;

(b) *Accessory Sign or On-Premise Sign*. A sign containing copy which directs attention to information, identification or advertisements strictly incidental to a lawful use of the premises on which the sign is located. This includes signs or devices indicating the business transacted; services rendered; goods sold or produced on the premises; and, name or emblem of the person, firm, institution, organization or activity occupying the premises;

(c) *Building Logo Sign*. An accessory sign containing copy limited to an identification of the building on which the sign is located, including corporate logos, building names, company names or addresses;

(d) *Commercial Sign*. A sign containing copy limited to a lawful message that relates primarily to the economic interests of the publisher or its audience or directs attention to a business, industry, profession or commodity, product or service offered for sale;

(e) *Directional Sign*. A sign containing copy limited to a lawful message that primarily directs pedestrian and/or vehicular traffic to a point of destination;

(f) *Free-Standing Sign*. Any sign which is supported by a structure of one (1) or more columns, uprights, or braces erected in or upon the ground;

(g) *Highway Directional Sign*. An official highway directional sign or other official sign authorized by a City, State, or Federal agency;

(h) *Non-Accessory Sign*. See "Outdoor Advertising Sign". § [14-102](#)(114)(k); [50](#)

(i) *Non-Commercial Sign*. A sign containing copy limited to a lawful message that does not relate primarily to the economic interests of the publisher or its audience or direct attention to a business, industry, profession or commodity, product or service offered for sale;

(j) *On-Premise Sign*. See "Accessory Sign". § [14-102](#)(114)(b); [51](#)

(k) *Outdoor Advertising or Non-Accessory Sign*. A sign which directs attention to a business, industry, profession, commodity, service, organization, activity, institution, product, or entertainment neither sold, located nor offered upon the property where the sign is situated;

(l) *Portable Sign*. A sign which is not permanently affixed to a building, structure, column, upright

or brace, and which is intended to be and is capable of being moved from one location to another; including signs which are trailers or are affixed thereto, but not including signs affixed to operative and currently registered motor vehicles;

(m) *Projecting Sign*. A sign which extends more than twelve inches from the building or structure wall, which uses a building or structure wall as its main source of support and whose copy is other than parallel to the building facing;

(n) *Public Service Sign*. A sign which gives public service information such as time, date, temperature, weather or similar information;

(o) *Revolving Sign*. A sign, any portion of which rotates;

(p) *Roof Sign*. A sign erected upon or above a roof or parapet wall of a building and which is supported by said building;

(q) *Temporary Sign*. A sign which is intended to advertise community or civic projects, construction projects, real estate for sale, rent or lease, or special events;

(r) *Wall Sign*. A sign which is in any manner fixed to, printed or painted on any exterior wall of a building or structure and which projects no more than twelve inches from the building or structure wall and which does not extend above the parapet eaves or building facade; provided, the copy area of such signs remains parallel to the building facing on which it is located; and further provided, that signs erected upon and not extending more than three feet above the roof or top of a marquee, canopy or architectural projection shall be considered a wall sign;

(124) *Sign Area*. The part of a sign which is measured for purposes of conformance to the various sign dimension provisions as set forth in this Title. The area of a sign shall include any lettering, copy and/or illustrations and any background created so as to distinguish the sign and/or the message contained therein from the building or structure upon which the sign is located, provided that, the sign area of a free-standing sign shall include all elements of the sign structure, except any supporting columns, uprights or braces;

(125) *Stables*.

(a) *Private Stable*. A building for housing domestic animals when not conducted as a business;

(b) *Public Stables or Dog Kennels*. Any place or premises where dogs or other animals are sequestered during or for the primary purpose of boarding, training or breeding;

(126) *Standard Industrial Classification Manual*. A manual prepared by the Executive Office of the President, Bureau of the Budget, Technical Committee on Industrial Classification, Office of Statistical Standards 1957, and all subsequent revisions thereof;

(127) *Story*. A complete horizontal dimension of a building, comprising the area between two adjacent levels or between an adjacent level and the roof; [52](#)

(128) *Street*. A strip of land, including the entire right-of-way, confirmed upon the City Plan, intended for use as a means of vehicular and/or pedestrian traffic, but not including limited access highways;

(129) *Street Line*. The outward edge of a street confirmed on the City Plan;

(130) *Structural Elements*. The components of a building that are necessary to the stability of the building;

(131) *Structure*. Any type or form of construction above the ground;

(132) *Studio*. An enclosed space used by anyone engaged in artistic employment or instruction in

painting, sculpture, photography, music, dancing, dramatics, literature or the like;

(133) *Telephone Exchange Building*. A building used exclusively for the transmission and exchange of telephone message, but the term shall not include wireless service towers;

(134) *Temporary Public Parking Lot*. A non-accessory public parking lot located on a parcel of land which is planned for future development by its owner and which has been designated as an interim use and which has been authorized as a temporary public parking lot by the issuance of a Zoning Board of Adjustment Special Use Permit for a period of time not to exceed five (5) years;

(135) *Through-Block Pedestrian Walkway*. A walkway or corridor which is designed and intended to be used by the public, which provides public access through a building's public space, which is bounded on both sides by active space or public space, and which connects two (2) parallel streets confirmed on the City Plan at fifty feet or more in width;

(136) *Trailer Camp*. Any place or premises adapted for parking or used for parking one or more motor trailers for living and/or sleeping purposes, or any place or premises used or held out to the public for the purpose of supplying motor trailers for living and/or sleeping purposes, whether or not such motor trailers stand on wheels or rigid supports;

(137) *Unused Gross Floor Area*. See "Gross Floor Area". § [14-102](#)(52)(e); [53](#)

(138) *Vendor Stand*. Any cart, table, equipment or apparatus which is not a structure, which is designed and intended so as to not be a permanent fixture on a lot, and which is used for the retail sale, display and accessory advertising of merchandise or food;

(139) *Wholesale Business*. The sale of goods, merchandise or commodities to retailers and others for resale;

(140) *Wireless Service Facilities*. Towers, antennas, equipment, equipment buildings and other facilities used in the provision of wireless services, but not to include antennas to be placed on existing structures;

(141) *Wireless Services*. Any PCS, cellular service, paging service or any other wireless telecommunications service, provided, however, that this definition shall not include satellite dishes or other service exempted from regulation under the Act;

(142) *Wireless Service Towers*. Towers, monopoles or poles used for the provision of wireless services;

(143) *Yard*. An open, unoccupied space on the same lot with a building, open and unobstructed from the ground or any floor level to the sky, designated as follows:

(a) *Front Yard*. A yard, the width of which is measured from one side line of the lot to another side line of the lot, located between the street line and the front of any building or structure (not including fences) not less in depth for its entire width than the minimum distance required between the street line and the building set-back line in each district, subject to § [14-1402](#)(5);

(b) *Side Yard*. A yard between any building or structure (not including fences) and the side line of the lot, or the nearest side line of a street, driveway or alley, extending from the front yard to the rear yard, and not less in width for its entire depth than the required side yard minimum width in each district, subject to § [14-1402](#)(5). In the case of buildings located on a corner lot, the side yard located on the intersecting street shall be considered a set back and shall conform to the required set-back; [54](#)

(c) *Rear Yard*. A yard, the width of which is measured from one side line of the lot to another side line of the lot, located between the extreme rear line or any building or structure (not including fences) and the extreme rear line of the lot, or the nearest side line of a street, driveway or alley, not

less in depth for its entire width than the required rear yard minimum depth in each district, subject to § [14-1402\(5\)](#).

§ 14-103. Zoning Maps and Districts.

(1) *Districts*. The City shall be divided into the classes of districts described in this Title. The districts are located and bounded as shown on the zoning maps adopted by the Ordinance of August 10, 1933, as amended. These maps are hereby further amended and, as amended, are hereby ratified, confirmed, and made a part of this Title.

(2) *Boundaries of Districts*. Where uncertainty exists with respect to the boundaries of the various districts, as shown on any zoning map, the following rules apply:

(a) The district boundaries are street lines unless otherwise shown; and where the designation on the zoning maps indicates a boundary approximately upon a street line, such street line shall be construed to be the boundary;

(b) Where the district boundaries are not shown to be street lines, the district boundaries shall be construed to be lot lines; and where the designations on the zoning maps indicates a district boundary approximately upon lot lines, said lot lines shall be construed to be the boundary;

(c) In undivided property, the district boundary lines on the zoning maps shall be determined by measurement according to the scale of the maps;

(d) No district boundary shown on the zoning maps shall be construed as extending the authority of the Department of Licenses and Inspections beyond the low water mark on any navigable stream;

(e) Where a street is stricken from the City plan or where a railroad right-of-way is abandoned, the zoning boundaries of the abutting land shall be extended to the center line of said street or right-of-way.

(3) *Multiple Districts or Provisions*. When the boundaries of various districts as shown on the zoning map are established so that a single property has more than one zoning district designation, or is subject to various controls or requirements as established in this Title, the most restrictive district, requirement, or control shall apply; provided, when a zoning designation on a split-zoned property covers twenty percent or less of the area of the parcel, this designation shall not apply in terms of use control or zoning control on the entire lot, but shall control only that portion of the lot so zoned. [55](#)

(4) *Property Owned, Leased or Operated by Public Agencies*. [56](#) Property leased or operated by the Commonwealth of Pennsylvania or the United States, and property owned, leased or operated by the City of Philadelphia, or any other public or governmental body or agency, shall be subject to the terms of this Title, as follows:

(a) Where such public or governmental uses are specifically listed, they shall be governed as indicated;

(b) Where such public or governmental uses are not specifically listed, they shall be permitted only in districts permitting private uses of a similar or substantially similar nature;

(c) Property owned by the Commonwealth of Pennsylvania or the United States shall be exempt from the provisions of this Title only to the extent that said property may not be constitutionally regulated by this City.

§ 14-104. Non-Conforming Structures and Uses. [57](#)

It is the purpose of this Section to discourage and eventually eliminate non-conforming uses and structures because they are detrimental to the orderly development of the City.

(1) *General.* Any structure, or the use of any land or structure or portion of a structure, which was a non-conforming structure or use under the terms of the zoning ordinance of August 10, 1933, as amended, shall continue to be a non-conforming structure or use, which may continue at the same location, but shall be subject to the provisions, limitations and restrictions of this Section governing non-conforming structures and uses.

(2) *Amendments.* Whenever this Title or any zoning map is amended to establish more restrictive requirements in any district, any structure or the use of any land or structure or portion of a structure in such district which at the date of the adoption of the more restrictive requirements does not conform with such requirements shall be considered a non-conforming structure or use, which may continue at the same location, but shall be subject to the provisions of this Section governing non-conforming structure and uses; provided, that whenever this Title or any zoning map is amended to establish more restrictive requirements in respect to off-street loading or parking, a use shall not be considered a non-conforming use subject to the provisions of this Section solely because of its failure to meet such off-street parking or loading requirements.

(3) *Designation.*

(a) Only structures and uses specifically designated by this Section shall be considered non-conforming structures or uses within the provisions of this Section.

(b) Any non-conforming multiple dwelling subject to the provisions of subsection (1) shall be deemed non-conforming as to the specific number of dwelling units contained therein, and nothing herein shall be construed to permit the addition of further dwelling units not in conformity to the regulations of the district in which it is located.

(4) *Change from Non-conforming Uses.*

(a) A non-conforming structure or use shall cease to be considered as such whenever it complies with the requirements of the district in which it is located and it shall not be resumed thereafter.

(b) A non-conforming structure or use shall cease to be considered as such whenever it becomes the subject of a variance, granted by the Zoning Board of Adjustment or ordered by a Court, and its non-conforming status shall not be reinstated thereafter.

(5) *Discontinued Use.*

(a) A non-conforming when discontinued for a period of three consecutive years or less may be resumed as the same non-conforming use and no other.

(b) A non-conforming use when discontinued for a period of more than three consecutive years shall be considered abandoned and may not be resumed, and any subsequent use of the land or structure must comply with the use requirements of the district in which it is located, subject to the provisions of paragraph (6) below.

(c) Any use authorized by the Zoning Board of Adjustment, when discontinued for a period of three consecutive years, shall be considered abandoned and may not be resumed without further approval from the Zoning Board of Adjustment. [58](#)

(6) *Reconstruction of Demolished, Destroyed, or Condemned Structures. [59](#)*

(a) Except as provided in subsection (b) below, where any structure, containing a non-conforming

use or being non-conforming as to area, height, floor area or bulk, has two-thirds or more of its gross floor area destroyed by fire or Act of God, or is legally condemned, the new construction which is erected in place of said destroyed or condemned portion shall be erected in conformance with the use, area, height, floor area and bulk regulations of the district in which said structure is located; provided, that the erection of new parking and/or loading spaces shall not be required in connection with said new construction, except where said destruction or condemnation is 90% or more of the gross floor area of the structure;

(b) Where any structure, containing a non-conforming use or being non-conforming as to area, height, floor area or bulk, has less than two-thirds of its gross floor area destroyed by fire or Act of God, or is legally condemned; or, in the case of a single-family, duplex or multiple family dwelling on a block where at least 75% of the structures are in place, is destroyed in whole or in part by fire or Act of God, or is legally condemned, it may be reconstructed and used for the same non-conforming use if building reconstruction is commenced within three years of destruction or condemnation and is carried on to completion without interruption, and any such reconstruction need not comply with any parking requirements set forth in Section [14-1402](#) to the extent such requirements did not previously apply to the structure prior to its destruction, but the new structure shall not exceed in area, height, floor area and bulk the structure so destroyed or condemned and shall be subject to all other provisions of this Section governing non-conforming structures and uses;

(c) Where a structure or any portion thereof is demolished other than by fire, Act of God or under legal condemnation, it shall be rebuilt only in accordance with the area, height, floor area and bulk regulations of the district in which it is located; provided, that where such demolition constitutes two-thirds or more of the gross floor area of the structure, it shall, upon reconstruction, conform to the use regulations of the district in which it is located;

(.1) Two thirds of the gross floor area under subparagraph (c) shall be measured as the total of all of such demolitions made from the time such structure began to be considered non-conforming;

(.2) The terms of subparagraph (c) shall not be construed to require the provisions of new off-street parking or loading spaces except where such demolition is 90% or more of the structure, computed as set forth in subparagraph (.1) above.

(7) *Extension of Structures Containing Non-conformity Uses.* No structural extensions or additions to a structure containing a non-conforming use shall be made after July 15, 1957, which, when added to all structural extensions and additions made since the use first began to be non-conforming, shall cause the aggregate gross floor area of all such structural extensions and additions to exceed 10% of the gross floor area of the structure when the use first began to be non-conforming, subject to the following provisions:

(a) Any such structural extensions or additions shall be in conformity with the area and height regulations of this Title for the district where the structure is located, and shall be contained within the boundaries of the lot occupied by the structure at the time the use first began to be non-conforming; and

(b) All such structural extensions or additions shall be in conformity with the provisions of paragraph (9) below.

(8) *Extensions of Non-conforming Structures.* A non-conforming structure (as designated in § [14-104](#)(1) and § [14-104](#)(2)) shall not be extended in any manner which will cause said structure to exceed or further exceed the regulations of the district in which it is located, but a non-conforming structure may be extended if the extension thereof is erected within the regulations of the district in which said

structure is located; provided, that:

(a) Said extension or addition complies with the provisions of paragraph (9) below;

(b) Elevator shafts or fire towers which existed at the time a building began to be non-conforming may be extended in height without respect to the height regulations of the district in which such structures are located.

(9) *Increases in Floor Area.* In those districts regulating the floor area which may be contained in a structure, no structure which contains a gross floor area equal to or greater than that permitted shall be extended so as to increase the gross floor area. Where a structure contains less than the gross floor area permitted, it may be extended in gross floor area to a total not more than the gross floor area permitted in the district; provided, that such extension or addition otherwise complies to the regulations of the district in which said structure is located.

(10) *Required Yards, Courts, Occupied and Open Areas Where New Stories Are Added to Non-conforming Structures.* Where a structure is non-conforming because it does not fulfill the yard, court, occupied area, open area or rear yard area regulations of the district in which it is located, any new stories erected on such structure shall be constructed so as to fulfill the yard, court, occupied area, open area and rear yard area regulations, which in such a case shall be applied on the level upon which such new stories are being erected.

(11) *Non-conforming Lot Widths and Lot Areas.* Where any lot recorded on or before the effective date of this ordinance is non-conforming by being less than the minimum required lot width or minimum required lot area, nothing in this Title shall prohibit the use of, or the erection, construction or alteration of structures upon such a lot, or in the case of a group of adjacent non-conforming lots, the erection or construction of an equal or lesser number of structures upon such lots, if such use, erection, construction or alteration otherwise complies with the regulations of the district in which such lot is located; provided, that nothing in this paragraph shall be construed to modify the provisions of Chapter [14-2100](#) of this Title, governing the subdivision of land. [60](#)

(12) *Extensions and Additions to Courts and Side Yards.* Where a court or side yard on any lot existed at the time of the effective date of this amendment and conformed with the minimum width requirements of its district prior to the effective date of this provision, the structure may be extended along the line of the side wall forming said court and/or side yard (irrespective of any greater court or side yard requirements which may be imposed by this amendment); provided, that all other requirements of the district have been met, and, further provided, that the total length of such extension or addition shall not be greater than the length of the original court or side yard being extended.

§ 14-105. Designated Use.

(1) In each district only the uses specified in this Title and uses accessory and incidental thereto shall be permitted.

§ 14-106. Measurements and Extensions.

(1) *Balustrades and Parapet Walls.* Balustrades and parapet-walls may extend above the height limits herein prescribed, but not in excess of five feet.

§ 14-107. Set Backs for Mixed Districts.

(1) Where any block frontage on one side of a street is divided into two or more districts, no structure

shall be erected nearer to the street line than is permitted under the regulations for that district which has the greatest set-back requirement; provided, however, that when Residential districts are so included the said Residential districts shall maintain the highest required set-back of the included Residential districts.

§ 14-108. Limitations on Areas of Use.

(1) Where a use is limited to a certain defined area, floor area, or gross floor area, or a percentage of such area, the limitation shall apply to the total of all uses on the property of the type so limited.

§ 14-109. "Uses Permitted" in Another District.

(1) Where a district permits "the uses permitted" in some other district, the limitations on permitted uses in the referred-to district (including requirements for certificates, limitations on area, and other qualifications) shall continue to be limitations, unless the regulations of the referring district specifically provide otherwise.

§ 14-110. Walls with Legally Required Windows.

(1) For the purpose of determining the permitted locations of walls with "legally required windows", as defined in § [14-102](#)(30), the requirements set forth in this Title shall apply only to that portion of the wall in which the legally required windows are situated and the wall above such windows. The requirements do not apply to walls below a legally required window, and such walls are not required to meet the provisions applicable to walls containing one or more legally required windows.

§ 14-111. Determination of "Ground Level" in Computations of Additional Gross Floor Area. [61](#)

(1) In R-14, R-15, R-16, RC-2, RC-3, RC-4, C-4, and C-5 Districts, where additional gross floor area is given for creation of certain specified open areas and/or public space "at ground level", the term "at ground level" shall include all areas which are at sidewalk level, or not more than three feet above or below sidewalk level; provided that, when a lot is above or abuts a public transit concourse or station, "at ground level" shall include all areas which are at the station or concourse level and, further provided, that all such areas are connected to the sidewalk by stairs and/or ramps adequate for convenient public access. Benches, planting boxes, fine arts, and other ornamental devices and structures may be included in such open area without being considered to deduct from the size thereof, provided, such devices and/or structures shall conform to all other Sections of this Title below, relating to access to public space. In residential districts, devices or structures used for the advertising or display of goods or merchandise, or portions of ground level open areas upon which a commercial use is conducted shall be deducted from the size of a ground level open area in computing the amount of additional gross floor area in the building permitted by such open area. In commercial districts, devices for the display and sale of goods or merchandise which is accessory to the public space of a building and complies with other regulations set forth in this Title shall not be deducted from the size of the ground level open area and/or public space.

(2) In C-4 and C-5 Districts, the following shall apply for additional and incentive gross floor area:

(a) All means of pedestrian and handicapped access to public space required in these districts shall not be deducted from the size of the public space;

(b) All seating, landscaping, and fine arts required in order to qualify for additional gross floor area

shall not be deducted from the size of the public space;

(c) Any space or facility created to qualify for incentive gross floor area shall not be considered to be part of the amount of public space required in order to obtain additional gross floor area.

(3) In the districts that allow for the transfer of "unused gross floor area" from "historically certified" properties, all of the following shall apply:

(a) "Historically certified" property shall be limited to those properties certified as historic pursuant to the requirements of Section [14-2007](#) of this Title;

(b) "Unused gross floor area" shall be limited to the amount of gross floor area remaining after the total gross floor area of all buildings and structures existing on the lot of the historically certified property is deducted from the permitted gross floor area of the lot;

(c) The owners of the historically certified property and of the property to which unused gross floor area is transferred shall prepare and execute deed restrictions satisfactory to the Law Department of the City of Philadelphia, which indicate the amount of unused gross floor area transferred between the properties and which are so drafted as to prevent the future sale, transfer or use of that gross floor area by any party other than the owners, heirs or assigns of the property to which the unused gross floor area is transferred;

(d) The owners of the historically certified property shall execute documents satisfactory to the Law Department to assure that a portion of the proceeds from the transfer of the unused gross floor area is used for the restoration, rehabilitation, upkeep or renovation of the historically certified property.

§ 14-112. Classes of Districts.

(1) The classes of districts shall be known as:

- (a) Residential Districts.
- (b) Commercial Districts.
- (c) Industrial Districts.
- (d) Recreational Districts.
- (e) Trailer Camp Districts.
- (f) Sports Stadium Districts.
- (g) Institutional Development Districts.

(2) Such districts are herein enumerated; and ratified and confirmed as located on the zoning maps.

§ 14-113. Permitted Structures on a Lot. [62](#)

(1) Unless otherwise specified under the provisions of this Title, only one principal structure or use shall be permitted on a lot.

Notes

- [2](#) Former Section 14-102 repealed and new Section 14-102 added, 1991 Ordinances, p. 995; amended, 1994 Ordinances, p. 1028 (1994 Supplement printed incorrect form of this bill);

amended, Bill No. 1081 (approved May 5, 1995), 1995 Ordinances, p. 581; amended Bill No. 960311 (approved July 5, 1996), 1996 Ordinances, p. 574; amended, Bill No. 960292 (approved July 8, 1996), 1996 Ordinances, p. 664. Bill No. 030483 (approved November 13, 2003) added, amended and renumbered definitions; amended, Bill No. 040999 (approved February 16, 2005); Bill No. 050233 (approved June 15, 2005) added and renumbered definitions; where renumbered definitions led to duplicative numbering, the Code editor has further renumbered.

- [3](#) Referenced material now appears in Title 4, Subcode B.
- [4](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [5](#) Added, Bill No. 030483 (approved November 13, 2003).
- [6](#) Added, Bill No. 030483 (approved November 13, 2003).
- [7](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [8](#) Added, Bill No. 050233 (approved June 15, 2005).
- [9](#) Added, Bill No. 030483 (approved November 13, 2003).
- [10](#) Added, Bill No. 050233 (approved June 15, 2005).
- [11](#) Added, Bill No. 030483 (approved November 13, 2003).
- [12](#) Added, Bill No. 050233 (approved June 15, 2005).
- [13](#) Added, Bill No. 050233 (approved June 15, 2005).
- [14](#) Added, Bill No. 060582-A (became law December 7, 2006).
- [15](#) Added, Bill No. 030483 (approved November 13, 2003).
- [16](#) Added, Bill No. 030483 (approved November 13, 2003).
- [17](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [18](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [19](#) Added, Bill No. 050233 (approved June 15, 2005).
- [20](#) Added, Bill No. 010540 (approved December 19, 2001).
- [21](#) Added, Bill No. 030483 (approved November 13, 2003).
- [22](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [23](#) Amended, Bill No. 970518 (approved June 23, 1998).
- [24](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [25](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [26](#) Added, 1991 Ordinances, p. 1253.
- [27](#) Added, Bill No. 030483 (approved November 13, 2003).
- [28](#) Referenced material now appears in Title 4, Subcode PM.
- [29](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [30](#) Added, Bill No. 050233 (approved June 15, 2005).
- [31](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [32](#) Added, Bill No. 030483 (approved November 13, 2003).
- [32.1](#) Amended, Bill No. 070948 (approved December 21, 2007).
- [33](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [34](#) Added, Bill No. 000337 (approved September 12, 2000).
- [35](#) Added, Bill No. 000337 (approved September 12, 2000).
- [36](#) Added, Bill No. 050233 (approved June 15, 2005).

- [37](#) Added, Bill No. 050233 (approved June 15, 2005).
- [38](#) Added, Bill No. 030483 (approved November 13, 2003).
- [39](#) Added, Bill No. 030483 (approved November 13, 2003).
- [40](#) Added, Bill No. 030483 (approved November 13, 2003).
- [41](#) Added, Bill No. 030483 (approved November 13, 2003).
- [42](#) Added, Bill No. 030483 (approved November 13, 2003).
- [43](#) Added, Bill No. 030483 (approved November 13, 2003).
- [44](#) Added, Bill No. 030483 (approved November 13, 2003).
- [45](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [46](#) Amended, Bill No. 040999 (approved February 16, 2005).
- [47](#) Amended, Bill No. 040999 (approved February 16, 2005).
- [48](#) Added, Bill No. 050233 (approved June 15, 2005).
- [49](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [50](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [51](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [52](#) Added, Bill No. 030483 (approved November 13, 2003).
- [53](#) Added, Bill No. 030483 (approved November 13, 2003).
- [54](#) Amended, Bill No. 030483 (approved November 13, 2003).
- [55](#) Added, 1977 Ordinances, p. 48.
- [56](#) Amended, 1977 Ordinances, p. 48.
- [57](#) Amended, Bill No. 030483 (approved November 13, 2003), by deleting subsection (13).
- [58](#) Added, 1970 Ordinances, p. 504.
- [59](#) Amended, Bill No. 051144-A (became law April 6, 2006); amended, Bill No. 060260-A (approved June 8, 2006).
- [60](#) Amended, 1968 Ordinances, p. 210.
- [61](#) Amended, 1970 Ordinances, p. 514; amended, 1991 Ordinances, p. 995.
- [62](#) Added, 1991 Ordinances, p. 995.